

**MINUTES OF THE GILBERT TOWN COUNCIL IN SPECIAL MEETING OF
SEPTEMBER 1, 2015 AT 7:00 AM, MUNICIPAL CENTER, CONFERENCE ROOM 300,
50 EAST CIVIC CENTER DRIVE, GILBERT, ARIZONA**

COUNCIL PRESENT: Mayor John Lewis, Vice Mayor Jordan Ray, Councilmembers
Eddie Cook, Jenn Daniels, Brigitte Peterson and Jared Taylor

COUNCIL ABSENT: Victor Petersen

STAFF PRESENT: Manager Patrick Banger, Assistant Manager Marc Skocytec,
Deputy Clerk Lisa Maxwell, Attorney Michael Hamblin,
Development Services Director Kyle Mieras, Office of
Management and Budget Director Kelly Pfost, Parks and
Recreation Director Rod Buchanan, Public Works Director Ken
Morgan, Interim Intergovernmental Relations Director Heather
Wilkey, Assistant to the Town Manager Mary Vinzant, and
Assistant to the Mayor Kurt Sharp

AGENDA ITEM

NETWORKING OPPORTUNITY

CALL TO ORDER

Mayor John Lewis called the meeting to order at 7:32 a.m.

WELCOME AND INTRODUCTIONS

Mayor John Lewis welcomed everyone to the meeting.

ADMINISTRATIVE ITEMS

1. Presentation by member of the Southeast Valley Regional Association of Realtors (SEVRAR) Team on the number of associates, geographic areas, guiding principles and discussion on local issues.

Chair Joan Kruger, SEVRAR Government Affairs Committee, gave statistics on the SEVRAR Team highlighting the number of associates and geographic areas covered by the group. Every year the Government Affairs Committee reviews their policy platform and they make adjustments as needed. Members of SEVRAR team discussed the five principles of their policy platform.

2. Presentation by member of the Gilbert Team on demographics; growth trends; housing statistics including but not limited to system development fees, single family permits; selling features of Gilbert including but not limited to awards, Heritage District, executive housing; Census; Economic Development update on projects and education; and jobs, and related.

Mayor John Lewis gave a presentation highlighting updates on demographics, growth trends, and housing statistics in Gilbert. Mayor John Lewis then went over some of the selling features of the Town. This year Gilbert received a Aaa bond rating from Moody's. Gilbert has a premier education system. The Town works at building relationships with community groups including SEVRAR. Gilbert provides high quality services to citizens at the lowest cost. A 272-acre park is being developed in south Gilbert. The Town is using Lean Six Sigma principles to improve efficiencies in processes. Gilbert is one of seven cities in the area conducting a mid-decade census. The updated numbers from the census could potentially bring between \$18,000,000 and \$30,000,000 to the Town from State shared revenue funds. There is business development taking place in the employment corridors around Town. There are websites highlighting economic development and tourism in Gilbert.

3. Review and discussion on possible partnerships.

Chair Joan Kruger led a question and answer session.

The first question was about Community Facility Districts. Currently Gilbert does not have any of these special districts. Assistant Manager Marc Skocypec explained how special districts work in Arizona. There are two types: Community Facility Districts and Improvement Districts. Gilbert does have Improvement Districts but they have not historically partnered with developments to form Community Facility Districts. Instead the Town has used system development fees to pay for infrastructure and they have left it to developers to add the amenities they want in their developments. Community Facility Districts can lead to disparate property rates and this can be a problem when selling a house. Councilmember Jenn Daniels said the State determines what types of districts can be created and there are currently 47 different types of special districts listed in state law. Communities then decide what is incorporated in each district. The State Legislature is looking at adding a couple more types of special districts in the next legislative session. A SEVRAR team member said it is a problem that charges are inconsistent between similar houses.

The next question concerned how much land is still available for building in the Town and how much is residential and how much is non-residential. Development Services Director Kyle Mieras said the Town is at two-thirds build-out and of what is left it is roughly 50% residential and 50% non-residential. Of the total number acres currently undeveloped 4500 acres are non-residential and 4000 acres are residential. And the residential property will mostly be single family homes with only 100 acres planned for multi-family use. In the south part of Town more land is slated to be residential with approximately 75% residential and 25% non-residential planned at build-out. There are four vertical districts in Town where structures can be higher. Chair Joan Kruger said the Town needs to consider things like executive housing and transitional housing.

There is a trend now towards pre-retirement homes. In Chandler these are patio style homes that are rented and they are targeted towards people that do not want to own a home. The biggest demographic for this style home is the pre-senior group. These are people that are down-sizing

and they no longer want to take care of a house and property. Right now there is no place in Gilbert where pre-seniors can buy this type of home. The only option in Chandler for this group is rental property and the SEVRAR team said it would be good for Town staff to look for property that could be used for these types of homes that can be purchased instead of rented. One problem is pre-seniors are looking for one story homes and with the cost of land this is not cost-effective for builders. In the Biltmore area there is this type of development with condo-like units in a gated community with a pool and an elevator. Councilmember Jenn Daniels said the Town has a zoning category for this type of development. Gilbert has prided itself on its young demographic but people age. Manager Patrick Banger summarized by stating seniors want communities with homes with no stairs and this is a problem since land is expensive. He asked what other communities had done to keep cost reasonable. Chair Joan Kruger said the Biltmore development is a good example. Having a development or building with different options so people can move as their needs change is another good option.

Councilmember Eddie Cook asked the group where the next hot spot will be in Gilbert. He said it will be near the intersection of Higley and Ray Roads. The Epicenter at Agritopia is being developed by Joe Johnston. This community will have space for shops, restaurants, and trade people doing specialty work. It will be like a co-op community with joint retail and residential space.

ADJOURN SPECIAL MEETING

Mayor John Lewis adjourned meeting at 8:50 a.m.

ATTEST:

John W. Lewis, Mayor

Lisa Maxwell, CMC, Deputy Town Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the special meeting of the Town Council of the Town of Gilbert held on the 1st day of September 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____.

Lisa Maxwell, CMC, Deputy Town Clerk